

Economic Indicators

Loudoun County, Virginia

November 2004

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
New Residential Construction					
New Residential Units Permitted	October 2004	457	5,718	5,525	3.5%
Single Family Detached Units Permitted	October 2004	200	3,018	2,894	4.3%
Single Family Attached Units Permitted	October 2004	143	1,703	2,046	-16.8%
Multifamily Units Permitted	October 2004	114	997	585	70.4%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
Office SF Permitted	October 2004	374,021	3,299,415	2,362,855	39.6%
Flex/Industrial SF Permitted	October 2004	0	208,920	38,761	439.0%
Retail SF Permitted	October 2004	126,973	1,001,011	347,724	187.9%
Other SF Permitted	October 2004	123,655	750,772	723,597	3.8%
Taxable SF Permitted	October 2004	123,393	1,338,712	1,252,773	6.9%
Nontaxable SF Permitted	October 2004	272,612	2,462,728	1,485,128	65.8%
Total Value Nonresidential Construction	October 2004	101,409	836,687	877,727	-4.7%
Value of New Buildings	October 2004	\$16,466,005	\$380,055,427	\$269,349,091	41.1%
Value of Alterations/Additions	October 2004	\$11,909,487	\$331,530,254	\$238,160,160	39.2%
Route 28 Taxing District SF Permitted	October 2004	\$4,556,518	\$48,525,173	\$31,188,931	55.6%
Value of Route 28 Permitted Construction	October 2004	62,278	912,808	646,448	41.2%
	October 2004	\$4,303,555	\$58,200,819	\$33,602,438	73.2%

Source: Loudoun County Department of Building and Development

Housing Sales					
Single Family Detached	July 2004	1,397	7,466	6,084	22.7%
Single Family Attached	July 2004	749	3,721	3,009	23.7%
Condominium	July 2004	483	2,781	2,414	15.2%
	July 2004	165	964	661	45.8%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	August 2004	2,350,665	13,899,832	11,329,813	22.7%
International Passengers	August 2004	411,285	2,936,172	2,496,318	17.6%
Total Freight (metric tonnes)	August 2004	24,971	199,990	191,283	4.6%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	2nd Quarter 2004	\$922,534	\$1,729,228	\$1,399,538	23.6%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

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	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	July 2004	\$454,517	\$446,560	\$367,507	23.7%
Single Family Detached	July 2004	\$562,054	\$556,973	\$466,306	20.5%
Single Family Attached	July 2004	\$358,348	\$363,714	\$293,252	22.2%
Condominium	July 2004	\$247,878	\$249,879	\$205,313	20.7%

Source: Loudoun County Financial Services

At Place Employment					
Employees	1st Quarter 2004	108,125	106,616	100,547	7.5%
New Jobs (over previous quarter)	1st Quarter 2004	1,509			
Establishments	1st Quarter 2004	6,037	5,808	5,609	7.6%
New Businesses (over previous quarter)	1st Quarter 2004	229			
Gross Wages (millions)	1st Quarter 2004	\$1,376	\$1,338	\$1,140	20.7%

Source: Virginia Employment Commission

Consumer Price Index					
Washington-Baltimore DC/MD/VA (1996=100)	September 2004	120.8	120.2	117.2	3.1%
US-All Urban Consumers (1982-84=100)	September 2004	189.9	189.5	185.2	2.5%

Source: US Bureau of Labor Statistics

Civilian Labor Force					
Loudoun County	September 2004	122,309	124,264	119,531	2.3%
Northern Virginia	September 2004	1,330,281	1,352,517	1,395,111	-4.6%

Source: Virginia Employment Commission

Unemployment Rate					
Loudoun County	September 2004	1.9	2.0	3.0	-36.7%
Northern Virginia	September 2004	2.0	2.2	2.7	-25.9%
Virginia	September 2004	3.3	3.7	4.2	-21.4%
United States	September 2004	5.1	5.4	5.8	-12.1%

Source: Virginia Employment Commission

Washington Economic Index					
Leading Index (1987=100)	July 2004	111.8	112.3	109.0	2.6%
Current Index (1987=100)	July 2004	114.3	111.4	104.7	9.2%

Source: Center for Regional Analysis

Non-Residential Vacancy					
Total	3rd Quarter 2004	15.5%	17.4%	19.0%	-18.4%
Office	3rd Quarter 2004	13.4%	15.6%	17.1%	-21.6%
Flex	3rd Quarter 2004	25.4%	29.7%	27.7%	-8.3%
Industrial	3rd Quarter 2004	8.5%	7.7%	12.2%	-30.3%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.